



Offers Over
£270,000
(Freehold)

Macbeth Arms Hotel
1 Station Square, Lumphanan, Banchory, AB31 4TE





Impressive Victorian building set within the attractive village of Lumphanan in rural Royal Deeside

An excellent easy to operate licensed business trading mainly from wet sales and room lets generating a sound net profit, offering a superb home and lifestyle opportunity

New hands-on operators with a penchant for food could introduce a more comprehensive dining option and there is scope to expand trading hours

Smart kitchen facilities, attractive bar and lounge / dining / plus 4 modern and well-presented en-suite letting bedrooms

Spacious 2-bedroom owners' accommodation and bathroom facilities plus ample off-road parking

DESCRIPTION

Macbeth Arms Hotel is a traditional hotel, dating from the late-1800s, benefitting from a strong trading location with a prominent corner site. Sitting within the popular rural Aberdeenshire village of Lumphanan in the heart of Royal Deeside, it is popular with those visitors undertaking an odyssey of the North-East of Scotland including the many places of historical significance.

The vendors have modernised this property throughout now bringing it to the market as a walk-in proposition. Internally the property has a modern bar with pool table and large TV. Off the bar are modern bathroom facilities plus a charming and compact dining area. Within the 4 guest bedrooms are modern en-suites and the quality of fixtures and fittings are very high. The kitchen and utility areas are also modern plus there is spacious owners' accommodation on the second floor.

TRADE

The Macbeth Arms Hotel is a popular venue and focusses trade on wet sales and the letting bedrooms. The bar opens from 5 pm during the week and at midday at the weekends. Therefore, there is scope to expand trade at lunchtimes, especially where new owners are looking to increase the food provision. Meals are mainly provided for overnight guests.

The hotel is the only licensed premises within the village and offers a sustainable business development opportunity for new owners to build upon current trade and take it to the next level. There are 4 quality en-suite letting bedrooms. The hotel operates mainly year-round and benefits from a modern website (www.macbetharms.com).

LOCATION

Lumphanan is a delightful village in the heart of Royal Deeside which is a popular tourist destination. This picturesque village is surrounded by some of Royal Deeside's most scenic countryside. Approximately 26 miles to Aberdeen City, Banchory (7 miles), Aboyne (8 miles) and Westhill (20 miles), the village is a good commuting location to larger centres of population. The village has its own primary school and a pre-school. Along with a short, but challenging, 9-hole golf course, Lumphanan also has a multi-sports court. The village boasts a great sense of community.

The Macbeth Arms is the only licensed premises with accommodation in the village with a population of approx. 700. Lumphanan is famous as the site where Macbeth fell in the battle of Lumphanan in 1057. Macbeth's Stone and Macbeth's Well are in close proximity to the village and attract a large number of visitors tracing the history of Macbeth.

There are many attractions within close proximity to the hotel including the lovely country towns of Aboyne, Ballater, Banchory and Braemar, including the Queen's residence at Balmoral which is only 25 miles away. With many tourist attractions within easy reach of the hotel and a plethora of outdoor activities ranging from walking, golfing, skiing, shooting, and fishing, there is ample opportunity to develop this business to the next level.

REASON FOR SALE

The present owners purchased the hotel in August 2014. They have improved the quality of the trading aspects and now feel that it is time to retire thus offering scope for enthusiastic new proprietors to further develop the operating aspects beyond its current level.



THE PROPERTY

Macbeth Arms Hotel is a stunning property of traditional stone construction under a pitched slate roof. A Victorian property, the hotel has accommodation arranged over 3 levels.

PUBLIC / SERVICE AREAS

The hotel has two entrances; one leading directly into the bar and the other taking guests into a reception area. Both access points are at street level. The building has an attractive façade. The main door leads into a vestibule which enters into an area between the bar and dining room. This area also offers access to the stairs leading to the first and second floors and via a corridor to the kitchen and utility room set to the rear of the subjects. Off the bar are ladies and gents W.C.s.

Bar

This area is highly attractive with a contemporary bar servery. The well-stocked gantry and multiple beer points are ideal for its functionality. The room benefits from double aspect windows allowing the natural flow of light and for ease of service. Set comfortably to about 24 seats, the bar is popular with locals and guests alike. The bar has a pool table and a large TV plus juke box.

Dining Room

This attractive yet compact room is ideal for breakfasts and small gatherings. It can seat c16 but is only set to 8 covers.





Letting Accommodation

Off the reception is the stairs which lead to the owner's accommodation and letting bedrooms. The letting accommodation is contained on the first floor and the 4 letting bedrooms are set to:

Room 1 - Super King / Twin beds with en-suite shower room

Room 2 - Large room with king sized bed with seating area in a bay window. Complete with en-suite bathroom with shower above the bath.

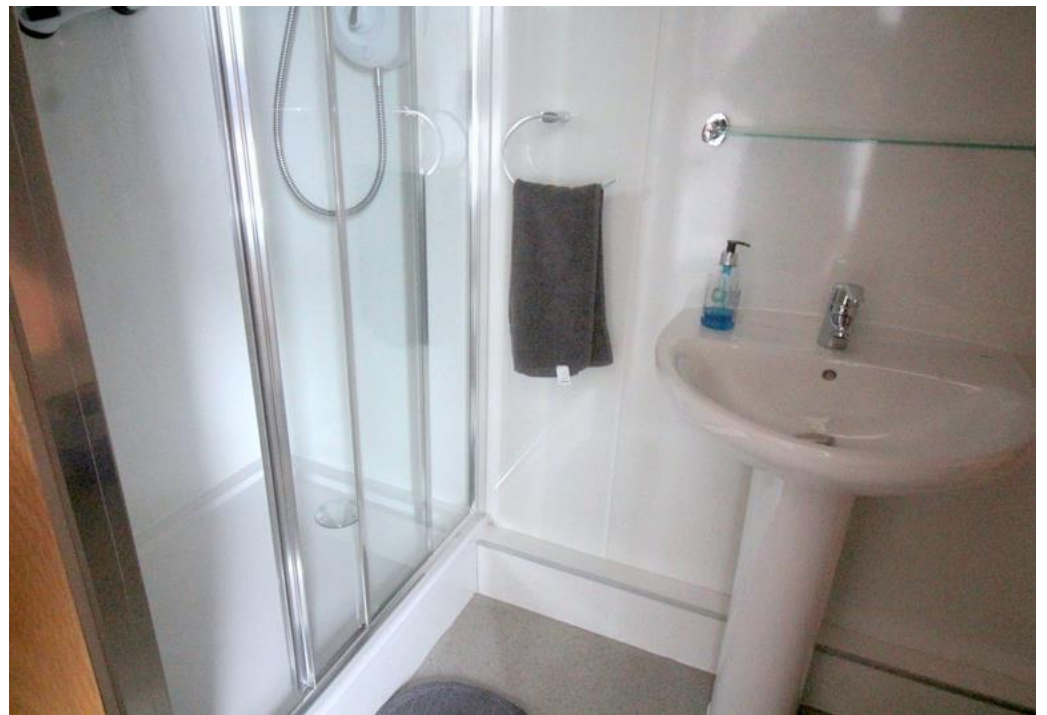
Room 3 - King sized bed with writing desk and en-suite shower room

Room 4 - Twin room with en-suite shower room

All letting bedrooms benefit from flat-screen TVs with Freeview, hospitality trays and hair dryers. The bathrooms are well-appointed and the quality of furnishings is of a high level.







Kitchen

There is a modern domestic style kitchen which is well-appointed. The kitchen has a modern extraction unit, ample floor and wall mounted units, a 5-ring range and a centre island.

Utility Room

The utility room is set to the rear aspects with access to a small yard. The utility features wall and floor mounted storage units.

Cellar

The cellar is accessed off a rear corridor with stairs leading down. This spacious area houses a small laundry, a beer cellar and a bottle store. There is also a spirits store.

OWNERS / STAFF ACCOMMODATION

The owner's accommodation is set to the second floor and comprises of two large rooms which can both be used as sleeping accommodation or one could be used as a family living space. There is a modern family bathroom on the second floor.

GROUNDS

There is a small courtyard to the rear of the property for the storage of bins etc. There is ample on-street car parking adjacent to the hotel.



PLANS

Indicative plans of the property can be obtained by contacting the selling agents ASG Commercial.

SERVICES

The Macbeth Arms Hotel benefits from mains electricity, water supply and drainage. Oil-fired central heating provides hot water and heating. Cooking utilises LPG gas. The main property is fully double glazed. The hotel is fire compliant and meets EHO requirements. There is Wi-Fi throughout.

LICENSES

The business operates a license under the Licensing Scotland Act 2005 and a copy of this will be made available to interested parties post viewing

ACCOUNTS

Accounting information will be made available to seriously interested parties subsequent to viewing.

WEBSITE

www.macbetharms.com

PRICE

Offers Over £270,000 are invited for the heritable property complete with goodwill and trade contents. An inventory will be prepared and made available to any interested parties, less personal items. Stock at valuation.

RATES / COUNCIL TAX

The rateable value of the Macbeth Arms is £6,000 (effective from 01 Apr 2017) with a 100% discount under the Small Business Bonus Scheme resulting in an annual payment liability of £zero. The residential aspect attracts a council tax band of 'A'.

EPC RATING

The EPC rating of the property is 'bbc'.

DIRECTIONS

See map insert.

FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. Paul Hart (Director Commercial Sales) will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

VIEWING

All appointments must be made through the selling agents:
ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR
T: 01463 714757
M: 07799 896931 (Paul Hart)
E: info@asgcommercial.co.uk
W: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date.



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